



City of Santa Barbara
Airport Department

DATE: June 20, 2012
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – McIntosh & Rischar, dba Arrow Campershell

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with McIntosh & Rischar, dba Arrow Campershell, for 2,922 square feet of Building 116, 5,398 square feet of fenced land, and 1,632 square feet of parking, at 6190 Hollister Avenue, at the Santa Barbara Airport, effective July 1, 2012, for a monthly rental of \$4,421, exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Arrow Campershell is a Santa Barbara business that has been an Airport tenant in good standing since 1995. The Premises is used as offices, showroom, and storage of truck beds, camper shells and associated accessories. Since the economic slowdown, Arrow Campershell has explored other compatible revenue opportunities and wishes to add the rental of Penske trucks and vans to the uses allowed under their lease. 1,632 square feet of additional parking space will be required to accommodate storage of the vehicles. The proposed new use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.17 per square foot for the building space and \$.157 per square foot for the land and parking space. The rate is comparable to that charged for other buildings and land on the Airport for similar use and in similar condition.

In addition, Arrow Campershell will pay monthly utilities charges of \$80.54 for water, and \$36.86 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map